

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, July 2, 2014

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Members Present: Commissioner Perry Bolyard, Commissioner James Jones, Commissioner Dennis Peters, Commissioner Janet Janke, Commissioner Joseph Demma, Commissioner Jeremy Lapin

Excused: Chair Gordon Walker, Vice Chair Paxton Guyman

Staff Present: Community and Economic Development Director Brian Berndt, City Planner Glen Goins, Associate Planner Mike Johnson, City Attorney Shane Topham

Others Present: Paul Shaw, Jill McGee, Gary McGee, Susan Despain, Geoff Goodfellow

BUSINESS MEETING

1.0 WELCOME/ACKNOWLEDGEMENTS

Acting Chair Perry Bolyard called the meeting to order at 6:00 p.m. and welcomed those attending.

2.0 CITIZEN COMMENTS

There were no citizen comments.

3.0 PUBLIC HEARINGS

3.1 (Project #PUD-14-002) Public Comment on a request from Paul Shaw, Shaw Building Group, for conditional use approval of a planned unit development (PUD) on properties located at 2489 East Creek Road and 2495 East Creek Road

Acting Chair Bolyard stated that the proposed request from Paul Shaw, Shaw Building Group, pertains to a conditional use approval of the properties

Associate Planner, Mike Johnson, presented the staff report and stated that the request is for a 13-lot PUD that is determined to meet the density of the underlying R-1-8 zone. The road, sidewalk, and driveways are all proposed to be permeable surfaces. Landscaping details were discussed. It was noted that one existing sewer easement runs diagonally through four lots. Setbacks include a rear setback of 20 feet, side setbacks of 12 feet, a front of house setback of 10 feet, and a garage setback of 15 feet. The proposed lot width will measure 70 feet on all properties. Mr. Johnson corrected the front setback to measure 13 feet to the house and 18 feet to the garage.

Paul Shaw, from Shaw Building Group, stated that a PUD enables him to accommodate homes that would be more marketable and desirable than a standard subdivision. The main floor footprints will measure approximately 1,900 square feet with a three-car garage of 700 to 800 square feet. An upper level will measure 1,000 to 1,400 square feet with the lower measuring 1,900 square feet. Once completed, the homes will be between 4,600 to 4,800 square feet in size. Proposed pricing will range from \$650,000 to \$925,000.

Mr. Johnson confirmed that the City does not have fencing requirements.

Commissioner Lapin is of the opinion that fencing will prohibit the enjoyment of the creek.

Mr. Shaw stated that liability and safety of the residents were considered when designing the fencing.

Acting Chair Bolyard opened the public hearing.

Jack Brown questioned the location of the irrigation easement near his property.

There were no further comments. The public hearing was closed.

4.0 ACTION ITEMS

4.1 Approval of June 4, 2014 and June 18, 2014 Minutes

Commissioner Demma moved to approve the June 4, 2014, minutes. Commissioner Jones seconded the motion. The motion passed unanimously on a voice vote. Commissioner Janke and Commissioner Lapin abstained.

Commissioner Peters moved to approve the June 18, 2014, minutes. Commissioner Janke seconded the motion. The motion passed unanimously on a voice vote. Commissioner Lapin abstained.

5.0 ADJOURNMENT

Commissioner Jones moved to adjourn. The motion was seconded by Commissioner Demma and passed unanimously on a voice vote.

The Planning Commission meeting adjourned at 6:28 p.m.

Minutes approved: 08/06/2014